

Suggested New Zoning Uses for E. Rt 66/ NM 333 Corridor
(land between I-40 and Rt.66/NM 333, from approximately Sedillo Hill Rd on the west to Bernalillo County line on east)

This would be **OPTIONAL** zoning that property owners **COULD** apply for. They could also retain their current zoning (mostly A-2).

PERMISSIVE USES

Amateur Radio Antenna/Tower up to 65 feet as measured from grade.

Commercial Stables / Riding Academy

Institution, including library, museum, but not disciplinary institutions or hospitals for human beings.

Office

Public building including fire and police stations.

Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided it is not listed as a conditional use in this zone, and with the following limitations:

- (a) Arts and crafts objects retail sales, supplies plus their incidental creation, provided there is little or no reproduction of substantially identical objects.
- (b) Auto parts and supply retail sales.
- (c) Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail costs.
- (d) Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any residential zone.
- (e) Books, magazines, newspapers, stationery for retail sales, but not an adult bookstore.
- (f) Clothing, shoes, for retail sales.
- (g) Cosmetics, notions, hobby supplies for retail sales.
- (g) Drugstore
- (h) Feed store (retail) provided all outside storage is enclosed by a solid wall or fence six feet high on all sides abutting A-1, A-2, R-1, R-2, or M-H property.
- (i) Flowers and plants, including minor and incidental outdoor sales.
- (j) Grocery store.

- (k) Hardware store.
- (l) Jewelry.
- (m) Musical instruments and supplies.
- (n) Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot high solid wall or fence on all sides.
- (p) Paint store.
- (q) Photographic equipment.
- (r) Sporting goods.

Restaurant provided:

- (a) There shall be no drive-in restaurant; and
- (b) Alcoholic drink may be sold only under a restaurant license for sale of beer and wine, as provided by NMSA 1978, § 60-6A-4.

Rural Medical Clinic, outpatient

Services

- (a) Nail salon
- (b) Pet shop and/or pet grooming, provided there are no outside pens.
- (c) Shoe repair shop, shoeshine stand.
- (d) Tailoring, dressmaking.

Small Animal Clinic

Studio for Instruction/Health Gymnasium

Storage and Limited Manufacturing/Assembling

The following uses must be conducted within a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid along the sides of the site facing or abutting land zoned A-1, A-2, R-1, R-2 or M-H, and provided further that products, items or materials stored on the site are not stacked to a height above the height of the required wall or fence:

- (1) Building material storage and sales.
- (2) Contractor's equipment storage (not for rent or sale)
- (2) Feed or fruit storage or sales (wholesale).
- (3) Machine shop, blacksmith shop, ornamental iron shop, welding shop.
- (4) Manufacturing, assembling, or treatment paper, plastics, textiles, yarn, tobacco, or wood.
- (5) Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of the following products: bakery goods, candy, cosmetic goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, mechanical devices, electronic instruments and devices, radios or phonographs, musical instruments, pottery,

figurines, ceramics provided only previously pulverized clay and kilns fired by electricity or gas shall be used, signs, including electric or neon, billboards, commercial advertising structures, toys, and novelties.

(6) Sheet metal working (light), including the making of heating or ventilating products or equipment, cornices, and eaves.

(7) Warehouse.

(7) Mini Warehouse.

(8) Trailer, RV, or Boat Storage (not for rental or sale)

(8) Food processing.

One residence per business for a security resident employed on the premises provided that such accommodations are not used as rental property.

Wireless Telecommunications Facility, provided that it satisfies the requirements of section 22.5 of this ordinance, and as specifically allowed below:

(1) Face-mounted wireless telecommunications facility.

(2) Roof-mounted wireless telecommunications facility, up to 6 feet above the parapet of the building on which it is placed.

(3) Concealed wireless telecommunications facility.

(4) Wireless telecommunications facility for which all antennas are mounted on an existing vertical structure.

Sign, on premises, as regulated in the C-1 zone, provided that freestanding signs are limited to 10 feet in height and must be designed as monument signs with an enclosed base.

CONDITIONAL

Day Care Center

Dry cleaning, laundry, clothes pressing, provided: Only nonflammable or noncombustible materials are used in the cleaning process.

Kennels, animal hospital, or the breeding, boarding or sale of dogs, cats, birds.

Commercial/NonProfit Animal Establishment

Laboratory (experimental or testing).

Mixed use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in the C-LI zone, plus incidental activities.

Public utility structure

Sales and display rooms or buildings for wholesalers, distributors.

Sales and rentals of contractor equipment, trailers, RVs, boats, cars

School and Related Facilities